BOX 15

BOOK 7454 PAGE 341

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Jimmy A. Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS, THE 19th DAY OF January, 19 88

Notary Public

MY COMMISSION EXPIRES: June 5, 1989
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy A. Duncan (NAME)	Leader Federal Mortgage, Inc. (NAME)	127-255
8159 Charlotte Pike (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Memphis, TN. 38101-2926 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Gemini Group, a partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy A. Duncan and wife, Gloria S. Duncan

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of E. L. Wallace Subdivision, as shown on plat of record in Plat Book 6200, page 550, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being a part of the property conveyed to Gemini Group, a partnership composed of L. Daniel Blankenship and Phil D. Newton, either partner having full power to execute documents on behalf of the partnership without the joinder of the other partner, by deed from Elvis L. Wallace and wife, Sara Wallace of record in Book 7181, page 258, Register's Office for Davidson County, Tennessee.

9955

IDENTIFICATION REFERENCE

JAN 22 12 58 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0555 01/22 0101 03CHECK 426.50

This is improved (XX) unimproved ( ) property, known as 8159 Charlotte Pike, Nashville, TN 37209
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness his hand this 19th day of January, 19 88

Gemini Group
By:
L. Daniel Blankenship, Partner

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Larry L. Westbrook, a Notary Public within and for the State and County aforesaid, personally appeared L. Daniel Blankenship and _____ with whom I am personally acquainted* and who upon (his oath) (himself) acknowledged (~~their oath~~) (~~themselves~~) to be the Partner and _____ respectively of the Gemini Group, a partnership the within named bargainor, a corporation, and that (he) as such Partner (they) and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said L. Daniel Blankenship as such, Partner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 19th day of January, 19 88.

My commission expires June 5, 1989 _____
Notary Public

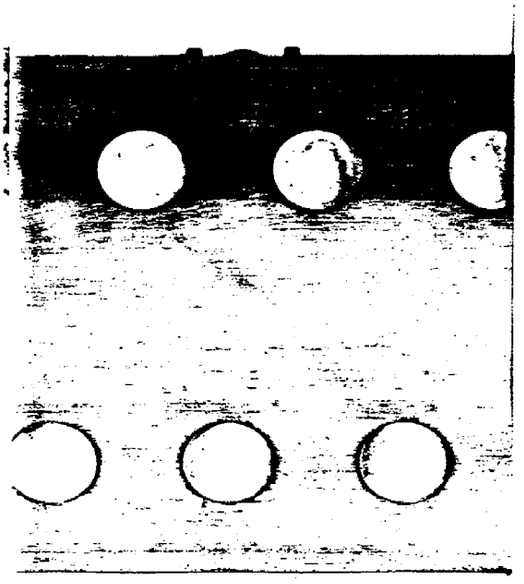
*(or proved to me on the basis of satisfactory evidence)

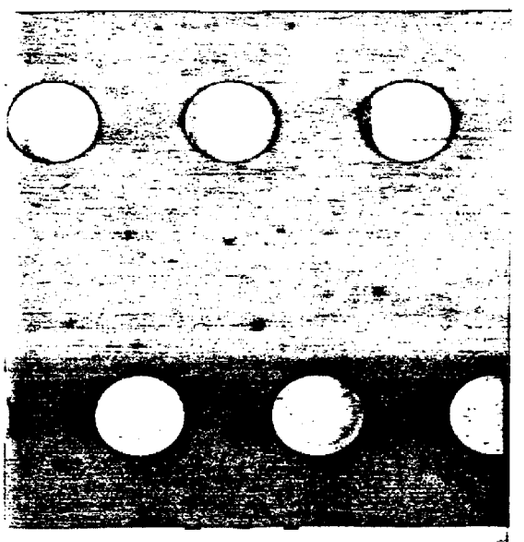
WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7454 PAGE 343

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	150000.00
CON TX	420.00
PRFEE	0.50
WDEED	6.00
TOTAL	426.50
CHECK	426.50

01/22/88 01 12:55 0001 0555

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.9.5.5.

IDENTIFICATION REFERENCE

JAN 22 12 52 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 55488